

Q. Q. Q.

State of South Carolina,
County of Greenville.

(Lease)

THIS INDENTURE made this 30th, day of May 1910, between Mrs. Helena G. Croskeys of the first part and E.J. Hardin of the second part,

WITNESSETH.

That the party of the first part has hereby let and rented to the party of the second part all that piece, parcel and lot of land and residence thereon at the corner of Main and Stone in the City of Greenville, and State and County aforesaid, said lot fronting one hundred feet on Main Street and extending two hundred feet in depth along Stone Ave.,

with the appurtenances thereto for the term of two years from the fifteenth day of June 1910, at the monthly rental of twenty-five dollars, payable on the fifteenth day of each month during said term, and if any rent shall be due and unpaid, or if default be made in any of the covenants herein contained, then it shall be lawful for the party of the first part to re-enter the said premises and take possession thereof, and the said party of the second part covenants to pay the rents as aforesaid, and at the expiration of said term to quit and deliver possession of the said premises in as good condition as they now are, and the party of the second part agrees to put in any glass now out, and to repair or put on new latches or fastenings, such as are now used on said residence, on any and all windows or doors where they may be off, and also to keep the plumbing, pipes, fixtures, locks etc., and all glass in repair and surrender same in good condition at the expiration of this lease; it being distinctly understood and agreed that the said party of the first part shall be put to no expense in keeping the premises in repair during this term of two years, but same shall be done by the said party of the second part, and said party of the second part agrees also to put in good repair and keep same in good repair and keep same in good repair all fences, gates and outbuildings.

And the said party of the second part agrees to pay all water and gas rates, and to keep the heating furnace and apparatus in good condition, just as they now are (ordinary wear and use only excepted), and also to keep the gas stove, and all lighting and heating fixtures, bath-room fixtures, hot water apparatus, pipes, tubs, and attachments of every kind and character in good condition, and to use in the said furnace only hard coal.

And the said party of the second part agrees also that no pictures, articles nor fixtures of any sort be hung from the walls of the said residence, except such as may be hung from the moulding thereof, and that no nails, screws nor other articles similar thereto be driven in or affixed to said walls; and said party of the second part agrees that he will not assign this lease, nor let, under-let nor sub-rent said premises, nor any part thereof, nor make any alterations or improvements of any kind or character whatever, (outside of general repairs) without the consent of the said party of the first part in writing so to do; but that the said party of the first part may enter upon and in said premises to make such improvements as she may deem advisable or proper. And the said party of the first part agrees that the party of the second part, on paying the rent as aforesaid and performing said covenants, may hold and enjoy the said premises for the term aforesaid.

Witness the hands and seals of the parties hereto the day and year first above written. in Duplicate.

in presence of:

R.J. Croskeys, As to Helena G. Croskeys,
J.V. Croskeys,
J. Eugene Carter,
J.V. Croskeys, As to E.J. Hardin.

Helena G. Croskeys, (L.S.)

E.J. Hardin, (L.S.)

State of South Carolina,
County of Greenville.

Personally appeared before me J.V. Croskeys and made oath that he saw the within named Helena G. Croskeys and E.J. Hardin, sign, seal and deliver the within written agreement and that he along with R.J. Croskeys, and J.E. Carter witnessed the due execution thereof.

Sworn to before me
this July 11th, 1910.

J.V. Croskeys.

L.O. Patterson, (L.S.)

Notary Public for S.C.

Recorded July 11th, 1910.